LOT 9 2002 FLEE DWMH
IN OR 1252/1574
PERRET PLANTATION #2 PB 6/201

DEAL LINDON A JR
35102 PERRETT PLANTATION ROAD
CALLAHAN, FL 32011

2023

11-2N-24-1641-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

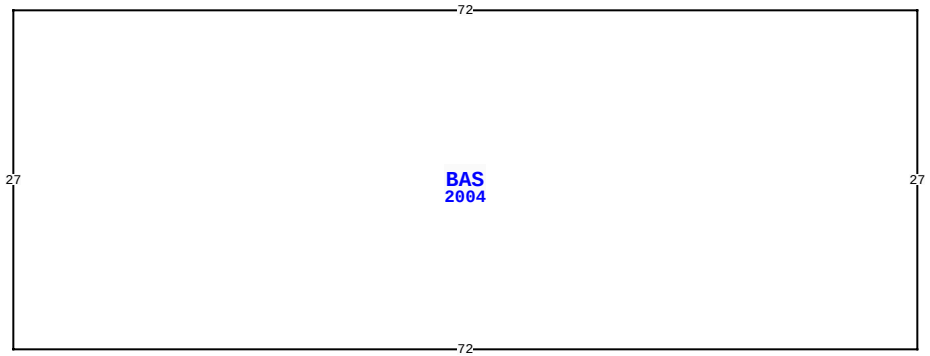
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	93,254
TOTALS	1,944		1,944	93,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	131.7800	92.25	179,334	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 1944 HX Base Yr 2005



35102 PERRET PLANTATION RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,254
TOTAL MARKET OB/XF VALUE		12,372
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		157,826
SOH/AGL Deduction		78,445
ASSESSED VALUE		79,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,381
TOTAL JUST VALUE		157,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429146	ADDITION	16,992	08/01/2014
MH013547	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1574	8/13/2004	WD	U	I	11	94,400
GRANTOR: GREEN TREE SERVICING						
GRANTEE: DEAL LINDON A JR						
1215/1053	3/16/2004	CT	U	I	14	55,000
GRANTOR: CLERK OF COURT						
GRANTEE: CONSECO FINANCE SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W72 S27 E72 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,421.00	SF	4.00	4.00	100	2001	2001	3	82	4,661	
2	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	2015	2015	3	81	4,666	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 12,372

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006		0.00	0.00	1.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,200							

REVIEW DATE 09/13/2019 BY TWA Total Acres: 1.74 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/02/2023 BY SYS